

December 30, 2020

**Via Facsimile Only (415/648-3919)**

David Fan  
Caritas Management Corporation  
1358 Valencia Street  
San Francisco, CA 94110

***Re: 1000 Sutter Street [Granada] change in rental terms issue***

Dear Mr. Fan:

I write this letter to you as you have been identified by Caritas Management Corporation staff as the person to direct inquiries related to the change in rental terms (“Rent Program”) seemingly being required of existing tenants by new ownership/management of the Granada. I am an attorney who represents a number of the existing Granada tenants in a litigation matter involving former ownership/management there.

I have been asked by a number of my clients to write to you and ask for some information about the Rent Program being instituted at the Granada. These clients include, but are not limited to: Michael Aguzin (2/1986) Maria Olivas (3/2012); Jonathan Shockley (6/1999); Leslie Coyne (3/2013); Brian Yep (5/2009); David Murray (11/2013); Ruth Kravinsky (1997-1999; 6/2002); Alexander Harrison (10/2009); William Hudson (1/2016); and Vicky Jin (1/4/2012). These individuals are all long-term rent-controlled tenants of the Granada, who are concerned that the proposed Rent Program will eliminate their rent control and other rights under the San Francisco Rent Ordinance. They are also concerned with the reduction of housing services that is continuing to occur there and the potential danger posed by placing a large number of at-risk individuals in residence at the Granada in the midst of an ever-worsening pandemic.

In response to this letter, please provide me with the written guidelines and policies and procedures for the proposed Rent Program. All of the above tenants have been told they have to complete applications for the Rent Program, but none have been provided with documentation regarding said Rent Program.

Furthermore, please provide responses to the following questions:

1. What is the name of the Rent Program?
2. What entity or entities is/are administering the Rent Program?

3. Is there a streamlined application process for existing tenants, or a way to grandfather in existing tenants without providing all of the information required on the application provided?
4. Is there a deadline for applying for the Rent Program?
5. Is the Rent Program mandatory for existing rent-controlled tenants of the Granada?
6. If the answer to No. 5 is yes, please provide the basis/authority for this change?
7. What happens to existing tenants who wish to opt out of the Rent Program?
8. Is there a San Francisco City/County agency involved in the administration of the Rent Program, if so please identify?
9. Is there a requirement for recertification for the Rent Program?
10. Are you the correct person to be asking the above questions of? If not, who is the correct contact for this?

Please provide the above information as soon as possible, as several of my clients are informing me that they are being pressured by Granada management staff to complete paperwork and participate in “interviews” related to the Rent Program. I have also been informed that there is an issue with some clients being told their January rent is not being accepted – which would be a violation of the Rent Ordinance if true.

It would be easiest for me to communicate and exchange documents via e-mail to the extent possible. If you have any questions regarding this matter, please do not hesitate to contact me. My e-mail address is [jason@wolford-wayne.com](mailto:jason@wolford-wayne.com). You may also contact me at the telephone number indicated above, or my direct line: 415-322-5105. Thank you for your attention to this matter.

Sincerely,



Jason N. Wolford  
WOLFORD WAYNE LLP



CARITAS MANAGEMENT CORPORATION

AFTER HOURS EMERGENCY LINE

415-647-9262



DAVID FAN

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